

LEASE AGREEMENT

This Lease Agreement entered into this 1st day of April, 2019, by and between Gulf Coast Mental Health Center ("Landlord") and The Ad Group ("Tenant").

WITNESSETH

1. DEMISED PREMISES

The Landlord, for and in consideration of the rentals, covenants and agreements and stipulations hereinafter mentioned, reserved and contained, to be paid, kept and performed by the Tenant, has leased and rented, and by these presents does lease pursuant to the conditions which hereinafter appear, the property described as 228 Rue Petit Bois, Suite #4, Biloxi, Mississippi 39531, and located in Harrison County ("Demised Premises").

2. LEASE TERM

The term of this Lease Agreement shall be for a period of one calendar year (twelve consecutive months) commencing on April 1, 2019, at midnight, and unless sooner terminated as provided herein, shall automatically renew for additional calendar year time periods unless one of the parties gives written notice to the other party of its intent to terminate this Lease Agreement within sixty days of the last day of the then effective lease period.

3. RENTAL PAYMENTS

Tenant agrees to pay to Landlord promptly on the 1st day of each month in advance, during the Lease Term, monthly rent ("Rent") in the amount of \$1,500.00. Rent shall be payable to Gulf Coast Mental Health Center.

4. UTILITIES AND ELECTRICITY

Tenant shall be responsible for water, gas, electricity and garbage service for the Demised Premises. Tenant shall be responsible for other services and liable for damage to or excessive use of the services provided by the Landlord.

5. DAMAGE TO PREMISES

Tenant agrees to maintain the Demised Premises in the same condition it was in at the time of the execution of this Lease Agreement, except for expected normal wear and tear and except to the extent the Landlord gives prior approval for alterations, additions, decorations or other modifications to the Demised Premises. Tenant shall be responsible for damage to the Demised Premises beyond expected wear and tear.

6. CANCELLATION OF LEASE BY LANDLORD

It is mutually agreed upon that in the event Tenant shall default in the payment of Rent when due and fails to cure said default within ten (10) days after written notice thereof from Landlord; or if Tenant shall be in default in performing any of the other terms or provisions of this Lease, and fails to cure such default within ten (10) days after the date of receipt of written notice of default from Landlord; or if Tenant: (1) is adjudicated bankrupt; (2) has a permanent receiver appointed, whether voluntarily or involuntarily; (3) takes advantage of any debtor relief proceedings, acts or laws; (4) makes an assignment for the benefit of creditors; (5) has its effects levied upon or attached; then Landlord, at its option, may at once terminate this lease by written notice to Tenant, whereupon the Lease shall end. Upon notice of termination of the

Lease as set forth herein, Tenant will at once surrender possession of the Demised Premises to landlord and removed all Tenants effects there from and landlord may forthwith re-enter Demised Premises and take possession, removing all persons and effects, by whatever reasonable means are available.

7. EFFECT OF TERMINATION OF LEASE

No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall effect Landlord's right to collect Rent and any other charges due Landlord by Tenant.

8. NO ESTATE IN LAND

This Lease shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant has only a usufruct, not subject to levy and sale, and not assignable by Tenant except by Landlord's consent. Tenant's rights in the Demised Premises are subordinate to any mortgages that may exist on the property owned by Landlord.

9. ATTORNEY'S FEES

If any Rent owing under this Lease is collected by or through an attorney at law, or if Landlord employees and attorney at law to enforce any of the other terms or conditions of this Lease, Tenant agrees to pay or reimburse landlord for all reasonable associated attorney's fees, as additional rent hereunder.

10. HEADINGS

The headings contained in this Lease are for convenience only and do not limit, expand or construe the contents of the sections.

11. SEVERABILITY

The invalidity of any provision of this Lease Agreement shall not impair or affect in any manner the validity, enforceability of effect of the rest of this Lease Agreement.

12. ENTIRE AGREEMENT

This lease Agreement contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein unless contained in a modification in writing executed by all of the parties hereto, shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereon have hereunto executed this Lease Agreement the day and year first above written.

GULF COAST MENTAL HEALTH CENTER

By: Shelly A. Forman
Title: Executive Director

THE AD GROUP

By: Barbara Hasty
Title: President



Gulf Coast
Mental Health Center

July 25, 2007

Ms Laura Hasty
The Ad Group
228 Rue Petit Bois, Suite #4
Biloxi, MS 39531

Dear Ms. Hasty:

As you may have already heard Gulf Coast Mental Health Center purchased 228 Rue Petit Bois from Barbara Delano on July 24th. There will be no immediate changes in your rental arrangement until January 1 other than mailing the \$1,200 monthly rental check to my attention at the address below.

Also, as we are a political subdivision of the State of Mississippi, we must maintain a no smoking policy on all of our buildings, so your cooperation on this matter will be greatly appreciated.

Please don't hesitate to contact me if you have any questions on the aforementioned items.

Sincerely,

Tom Pritchard
Business Manager

Cc: Deann Viator